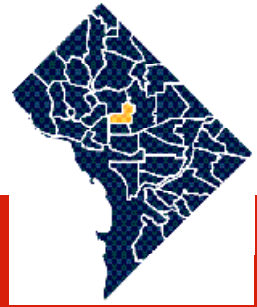
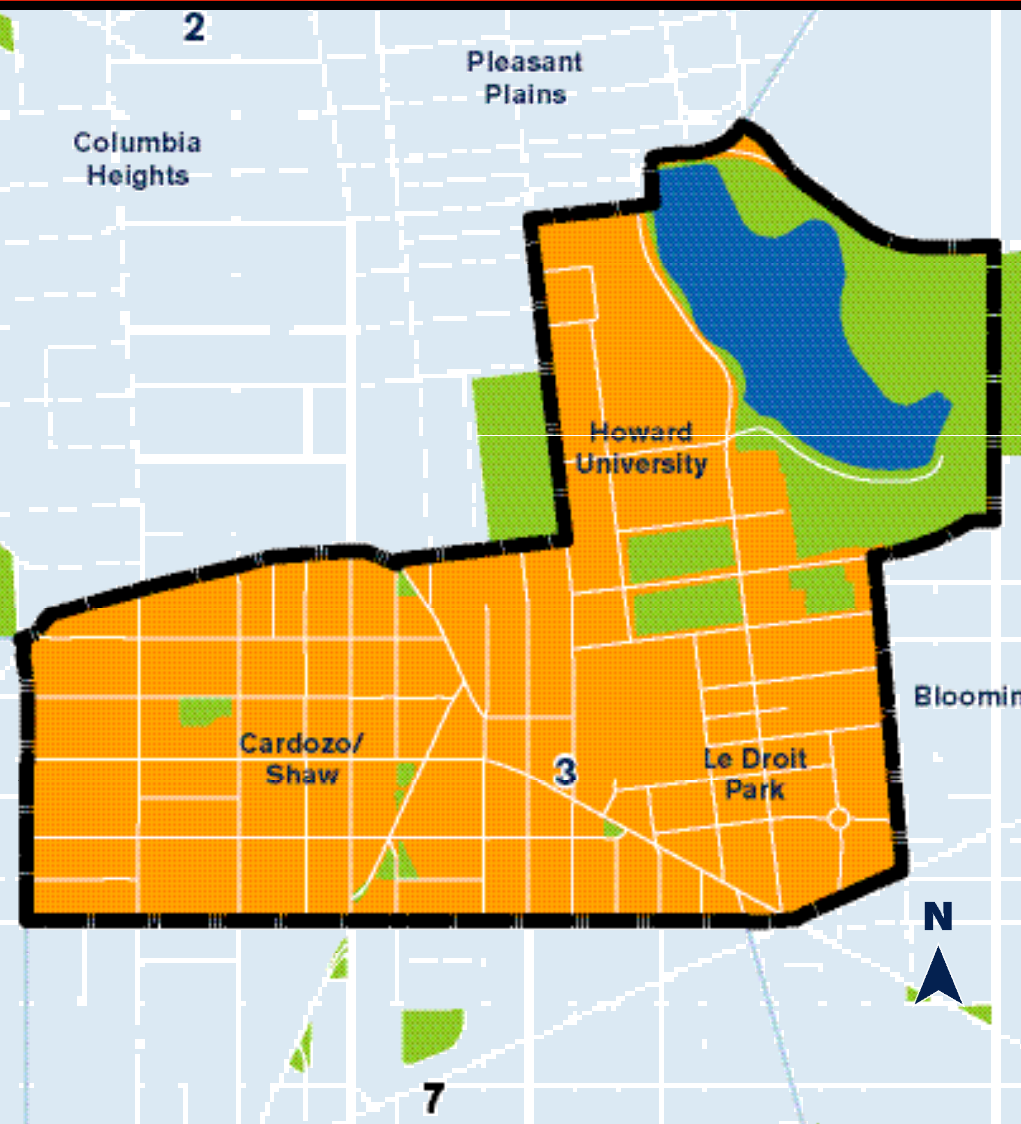


city living, **dc** style!



Neighborhood Cluster

3



Cardozo/Shaw

Howard University

Le Droit Park

Cluster 3 is composed of the neighborhoods surrounding the U Street corridor and lower Georgia Avenue in Ward 1. The boundaries are 16th Street to the west, Florida Avenue to the north, S Street to the south, 2nd Street to the east, and all of the Howard University Campus extending north to Gresham Place. The Cluster is crossed by the major north-south thoroughfare of 14th Street and is anchored to the east by the historic district of Le Droit Park.

 Cluster  Parks  Water

Neighborhood Cluster **3**

Cardozo/Shaw Howard University Le Droit Park



Physical Characteristics and Assets

The primary land uses in Cluster 3 are residential and commercial. Both U Street and Georgia Avenue are significant commercial corridors, attracting patrons from around the city and region. The residential blocks are marked by a combination of moderately sized apartment buildings and smaller row houses representing a variety of architectural styles and historical periods. The present condition of the houses is generally good to excellent.

Key assets and features of Cluster 3 are as follows:

- A vibrant, multi-ethnic population.
- Neighborhoods with a good housing stock and a strong real estate market.
- Close proximity to the central business district.
- The U Street and Georgia Avenue commercial corridors, which offer a variety of entertainment, dining and retail options.
- Historic Le Droit Park and the rich history of U Street.
- The U Street Cardozo/Shaw Metro station and numerous bus routes providing excellent accessibility to the rest of the District.
- The Arts and U Street Festival, which features music and arts from the community.
- Howard University, a premier educational institution with offerings in fields ranging from science and law to the arts.
- The 12th Street YMCA and Thurgood Marshal Center for Service, which was the first YMCA for African Americans.



Recent Neighborhood Activity

- Lincoln Condominiums with more than 170 units, as well as ground floor retail space.
- The Roosevelt Building at 16th and V Streets, an historic structure opened in 1920 has been restored with 200 units.
- A major streetscape improvement project for U Street, which is presently in the design phase.